Document No.4296
Adopted at Meeting of 4/14/83

BOARD OF APPEAL REFERRALS April 14, 1983

1.	Z-6115	Steven D. Popper 30 Iffley Road, Jamaica Plain
2.	Z-6116	Christopher Pilkington Justice Resource Institute (purchaser) 15 Fairfax Street, Dorchester
3.	Z-6117	Martin J. Grealish, Trustee, Lake Street Real Estate Trust 2193-2201 Commonwealth Avenue, Brighton
4.	Z-6118	Hammond Trust Co. 194-208 High Street, Boston
5.	Z-6119-6120	M. Brown, Inc., and Berg, Dimore & Berg, Inc. 95 and 105 Van Ness Street, Boston
6.	Z-6121	Gerard S. Curhan 84 Atlantic Avenue and 32-52 Commercial Wharf, Boston
7.	Z-6139	Nettie Cummings 62 Greenwood Street, Dorchester
8.	Z-6140-6141	R. David Cohen 20-20r Robinwood Avenue, Jamaica Plain
9.	Z-6142	William J. and Mary K. Buckley 180 Marlborough Street, Boston
10.	Z-6145	Ruth Flora A. Schissler 55-55B South Street, Jamaica Plain
11.	Z-6146	Joseph B. Fiske 11 Mather Street, Dorchester
12.	Z-6149	Alan Fink 33 Lawrence Street, Boston
13.	Z-6150	Society of Jesus of New England New England College of Optometry 418(r) Beacon Street, Boston
14.	Z-6152	John J. Niak 12 Spring Street, West Roxbury
15.	Z-6155	Aileen M. Grant 145 West Street, Hyde Park
16.	Z-6166	William Braun 71 Beacon Street, Boston
17.	Z-6167	Jeffrey Stannett 15a Medford Street, Boston
18.	Z-6182	Neworld Bank 11-17 Kingston Street, Boston

MEMORANDUM April 14, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 4/26/83

Z-6115
Steven D. Popper
30 Iffley Road, Jamaica Plain
near Washington Street

1½-story structure

District(s): apartment_____ general business_____ industrial_____
residential R-.8 local business_____ waterfront_____
single family_____ manufacturing_____

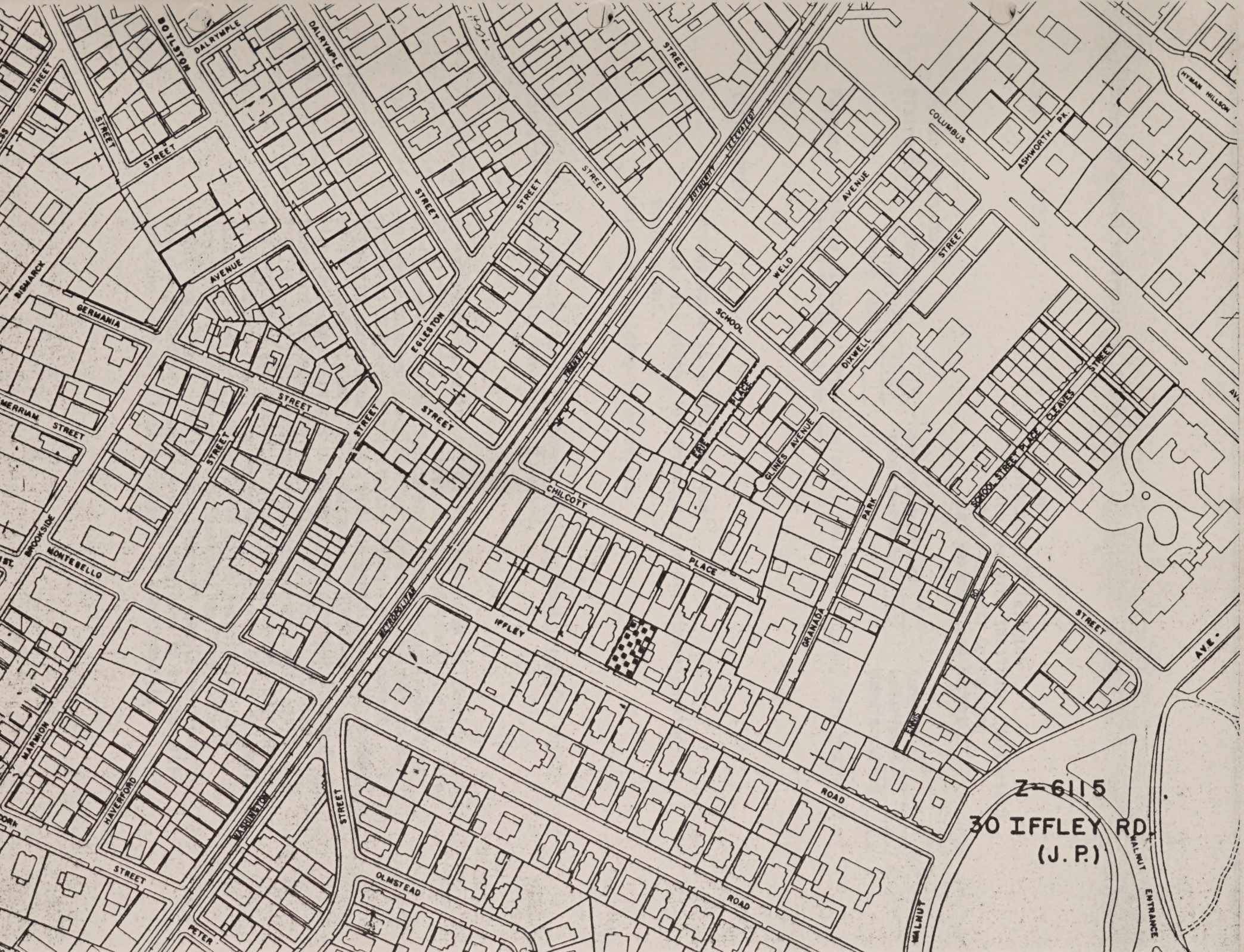
Purpose: erect addition to one-family dwelling.

Violation(s):

Rear yard is insufficient.

Petition purchased the abandoned vandalized property from the City in 1982 for owner occupancy; dwelling is undergoing substantial rehabilitation. Proposal has support of abutters and Jamaica Plain Civic Association. Recommend approval with proviso.

VOTED: In reference to petition Z-6115, Steven D. Popper, 30 Iffley Road, Jamaica Plain, for a variance to erect an addition to a one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.


Z-6115
30 IFFLEY RD.
(J.P.)
IFFLEY
ROAD
CHILCOTT
PLACE
OLMSTEAD
ROAD
GRANADA
AVENUE
GLINES
AVENUE
SCHOOL
STREET
DIXWELL
AVENUE
WELD
STREET
COLUMBUS
STREET
ASHWORTH PK.
HYMAN HILLSON
DALRYMPLE
STREET
BOYLSTON
STREET
EGLESTON
STREET
BISMARCK
AVENUE
GERMANIA
STREET
MERRIAM
STREET
BROOKSIDE
MONTEBELLO
MARMION
HAVERFORD
STREET
WASHINGTON
STREET
PETER
WALNUT
ENTRANCE
AVE.

Board of Appeal Referrals 4/14/83

Hearing: 4/26/83

Z-6116
Christopher Pilkington
Justice Resource Institute (purchaser)
15 Fairfax Street, Dorchester
at Westmoreland Street

2½-story structure

District(s):			
apartment_____	general business_____	industrial_____
residential R-.5	local business_____	waterfront_____
single family_____		manufacturing_____

Purpose: change occupancy from two-family dwelling to group care residence limited for abused children.

Violation(s):

Boarding house is conditional use.

Lot area, lot width, lot frontage, and off-street parking are insufficient.

Height of building is excessive.

As indicated in proposed vote, recommend denial without prejudice until concerns of the community have been addressed.

VOTED: In reference to petition Z-6116, Christopher Pilkington, 15 Fairfax Street, Dorchester, for a conditional use and five variances for change of occupancy from two-family dwelling to group care residence limited for abused children in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice until concerns of the community have been addressed. Appellant is a licensed Human Services provider under contract with and funded by the Department of Social Services. Proposed facility would accommodate nine adolescents, ages 13-17, who are neglected and abused or homeless, abandoned, or unable to adjust to school, and referred by DSS for 90 to 120 days. Abutters, residents, Cedar Grove Civic Association, and Dorchester United Neighborhood Association have concerns about the project. An advisory board of the Cedar Grove Civic Association is meeting with appellant to try to mitigate the more significant concerns of the community.

Z-6116
15 FAIRFAX ST.
(DOR.)

Board of Appeal Referrals 4/14/83

Hearing: 4/26/83

Z-6117
Martin J. Grealish, Trustee
Lake Street Real Estate Trust
2193-2201 Commonwealth Avenue, Brighton
at Lake Street

One-story structure

District(s):					
	apartment		general business		industrial
	residential		local business	L-.5	waterfront
	single family				manufacturing

Purpose: convert basement of commercial building (bank, stores) to retail store.

Violation(s):

Floor area ratio is excessive.

Building presently accommodates eight businesses. Additional store would be inappropriate. This intersection is congested with vehicular traffic; on-street parking is also a problem. Neighbors and abutters are vehemently opposed. Brighton Improvement Association has expressed its opposition. Recommend denial.

VOTED: In reference to petition Z-6117, Martin J. Grealish, Trustee, Lake Street Real Estate Trust, 2193-2201 Commonwealth Avenue, Brighton, for a variance to convert basement space to retail store in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Building presently accommodates eight businesses. Additional store would be inappropriate. This intersection is congested with vehicular traffic; on-street parking is also a problem. Neighbors and abutters are vehemently opposed; Brighton Improvement Association has expressed opposition.

Z-6117
2193-2201 COMMONWEALTH AVE.
(BRI.)
U/C
WALL
UNDINE
ROAD
WALLS
CITY OF BOSTON
CITY OF NEWTON
CALTHA
KNOWLES ST.
LAKE
TENNIS COURT
ST. JOHN'S SEMINARY
POOL
COMMONWEALTH AVENUE
BOSTON COLLEGE LAW SCHOOL
ST. IGNATIUS CHURCH
ST. THOMAS MOORE ROAD
PARKING
EVERGREEN CEMETERY

Board of Appeal Referrals 4/14/83

Hearing: 5/3/83

Z-6118
Hammond Trust Co.
194-208 High Street, Boston
near Batterymarch Street

District(s):					
	apartment		general business	B-10	industrial
	residential		local business		waterfront
	single family				manufacturing

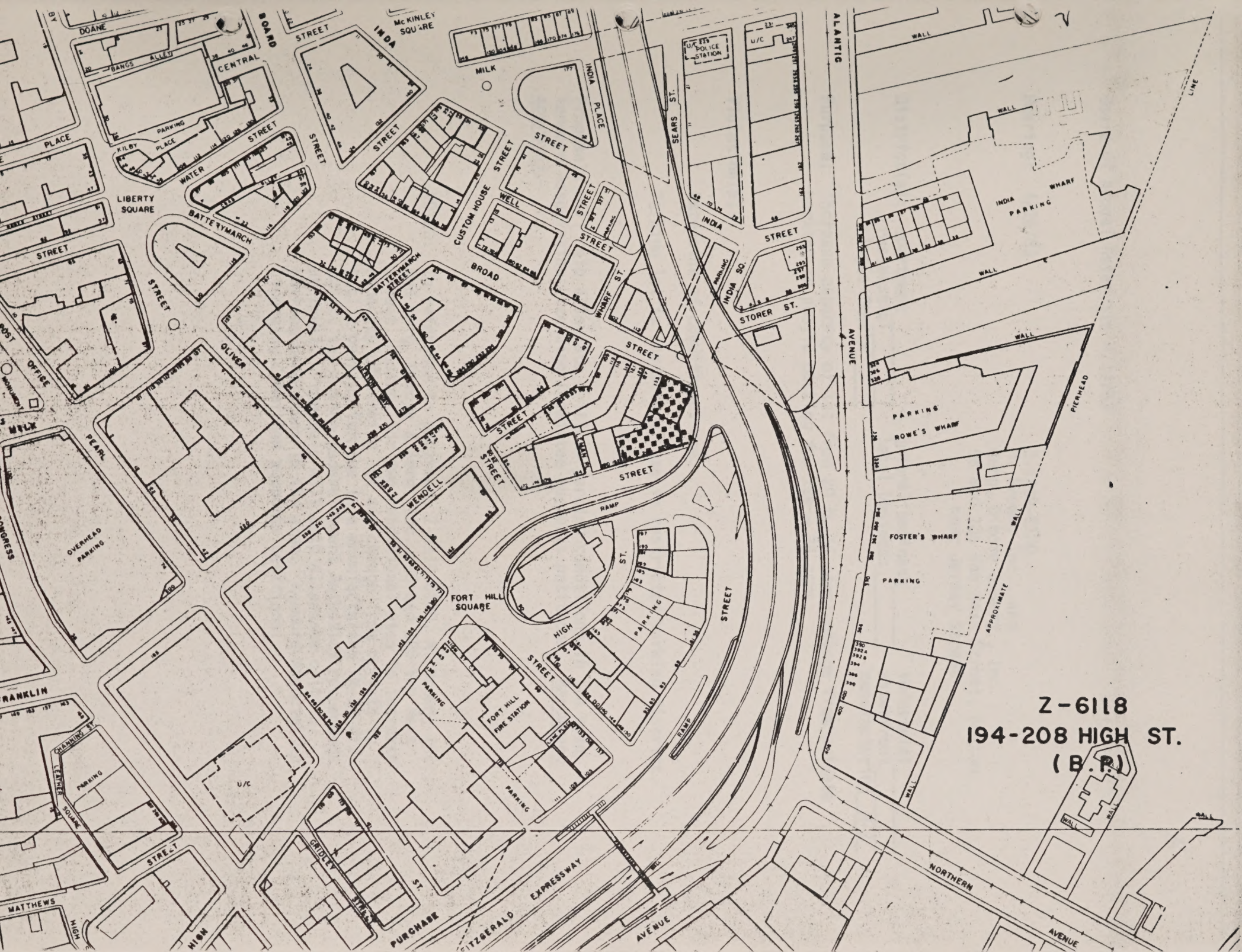
Purpose: erect two wall signs.

Violation(s):

Sign not allowed above second floor.

Proposal is excessive. Building presently supports four wall signs, four wall billboards, and two billboards on roof. Recommend denial.

VOTED: In reference to petition Z-6118, Hammond Trust Co., 194-208 High Street, Boston, for a conditional use to erect two wall signs in a general business (B-10) district, the Boston Redevelopment Authority recommends denial. Proposal is excessive. Building presently supports four wall sighs, four wall billboards, and two billboards on roof. Petitioner should consult Authority for comprehensive sign design per Section 11-2 of the Zoning Code.


Z-6118
194-208 HIGH ST.
(B.P.)
McKINLEY SQUARE
INDIA STREET
MILK
INDIA PLACE
SEARS ST.
U/C POLICE STATION
ATLANTIC AVENUE
WALL
DOANE
BANGS ALLEY
CENTRAL PLACE
PARKING
KILBY PLACE
WATER STREET
LIBERTY SQUARE
BATTERYMARCH STREET
CUSTOM HOUSE STREET
WELL STREET
BROAD STREET
WHARF ST.
STORER ST.
INDIA SQ.
INDIA WHARF
PARKING
PIERHEAD
LINE
POST OFFICE
MONUMENT
OLIVER STREET
PEARL STREET
OVERHEAD PARKING
WENDELL STREET
RAMP
PARKING
ROWE'S WHARF
FOSTER'S WHARF
APPROXIMATE
FORT HILL SQUARE
HIGH STREET
FORT HILL FIRE STATION
U/C
CHANNING ST.
LEATHER SQUARE
MATTHEWS ST.
GRIDLEY ST.
PURCHASE ST.
FITZGERALD EXPRESSWAY
NORTHERN AVENUE

Board of Appeal Referrals 4/14/83

Hearing: 4/26/83

Z-6119-6120
M. Brown, Inc., and
Berg, Dimore & Berg., Inc.
95 and 105 Van Ness Street, Boston
near Jersey Street

District(s):			
apartment_____	general business_____	industrial_____
residential_____	local business_____	waterfront_____
single family_____		manufacturing M-2

Purpose: increase capacity of lot from 20 to 34 cars; change from private parking to public parking for fee - 25 cars.

Violation(s):

Extension of conditional use.

Parking lot is conditional use in restricted parking district.

Proposals will help alleviate critical parking conditions in the area. Kenmore Association Licensing Committee supports petitions. Recommend approval.

VOTED: In reference to petitions Z-6119-6120, M. Brown, Inc., and Berg, Dimore & Berg, Inc., 95 and 105 Van Ness Street, Boston, for two conditional uses to increase capacity of parking lot and change from private to public parking for fee in a manufacturing (M-2) district, the Boston Redevelopment Authotity recommends approval. Proposals will help alleviate critical parking conditions in the area. Kenmore Association Licensing Committee supports petitions.

BURLINGTON
STREET
AVENUE
AVENUE
JERSEY
STREET
IPSWICH
INTERNAL
REVENUE
SERVICE
BOYLSTON
STREET
IPSWICH
STREET
STREET
VAN NESS
PARKING AREA
KILMARNOCK
BROOKLINE
STREET
BOYLSTON
PARKING AREA
MARTIN MILMORE SCHOOL (EL.)
SEVENTH DAY ADVENTIST TEMPLE & SCHOOL
STREET
DRIVE
PETERBOROUGH
STREET
ROSE GARDEN
Z-6119-20
95 & 105 VAN NESS ST.
(B.P.)

Board of Appeal Referrals 4/14/83

Hearing: 5/3/83

Z-6121
Gerard S. Curhan
84 Atlantic Avenue and 32-52 Commercial Wharf, Boston

Five-story structure

District(s):			
apartment_____	general business_____	industrial_____
residential_____	local business_____	waterfront_____
single family_____		manufacturing M-2

Purpose: legalize dormer addition.

Violation(s):

In variance with former decision of Board of Appeal.

Dormer, constructed after building permit was issued in error in 1980, is consistent with similar additions to structure. Recommend approval.

VOTED: In reference to petition Z-6121, Gerard S. Curhan, 84 Atlantic Avenue and 32-52 Commercial Wharf, Boston, for a variance to legalize dormer addition in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. Dormer, constructed after building permit was issued in error, is consistent with similar additions to structure.

Z-6121
84 ATLANTIC AVE.
82-52 COMMERCIAL WHARF
(B. P.)
SARGENTS WHARF
QUINCY MARKET COLD STORAGE AND WAREHOUSE
CITY WHARF
EASTERN AVENUE PARKING
PIERHEAD LINE
PARKING
LEWIS WHARF
COMMERCIAL WHARF NORTH
COMMERCIAL WHARF SOUTH
ATLANTIC AVENUE
LEWIS WHARF ST.
COMMERCIAL WHARF NORTH
COMMERCIAL WHARF SOUTH
WHARF
STACK
BLDG
LONG WHARF
POWER STATION
FLEET STREET
GARDEN COURT
MOON STREET
LEWIS STREET
NORTH SQUARE
ST JOHN'S GRAMMAR SCHOOL R.C.
SACRED HEART CHURCH R.C.
SEAMEN'S HOUSE
HANOVER STREET
RICHMOND STREET
LT. WM CALLAHAN TUNNEL BLDG.
LANGDON PL.
TUNNEL
FULTON PL.
FULTON ALLEY
FERRY ST.
CHARLESTOWN AVE.
COMMERCIAL STREET
MERCANTILE STREET
CONCORD AVE.
ARLINGTON AVE.
REVERE AVE.
ESSEX AVE.
CLINTON STREET
BOSTON PRINTING BLDG.

Board of Appeal Referrals 4/14/83

Hearing: 5/3/83

Z-6139
Nettie Cummings
62 Greenwood Street, Dorchester
near York Street

Two-story structure

District(s):			
apartment_____	general business_____	industrial_____
residential R-.8	local business_____	waterfront_____
single family_____		manufacturing_____

Purpose: legalize two-family dwelling; enclose two porches.

Violation(s):

Front and rear yards are insufficient.

Second-floor front and first-floor rear porches enclosed for children's recreation space. No response from abutters. Recommend approval.

VOTED: In reference to petition Z-6139, Nettie Cummings, 62 Greenwood Street, Dorchester, for two variances to legalize two-family dwelling and enclose porches in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Second-floor front and first-floor rear porches enclosed for children's recreation space.

Z-6139
62 GREENWOOD ST.
(DOR.)
HARVARD
PLAYGROUND
WALL
ROAD
RIPLEY
STREET
SHAFTER
ELMONT
RADCLIFFE
VASSAR
CARMEN
RUPERT
NORWELL
WASHINGTON
BOWDOIN
MT BOWDOIN GREEN
LENNOX
TERRACE
NEW YORK NEW HAVEN & HARTFORD
GREENWOOD
GLENWAY
YORK
MARLEN
WATERLOW
ALGONQUIN
SCHOOL
THANE
SPENCER
BRENTON
MAYBROOK
ROXTON
SARAH GREENWOOD
CONGREGATION BETH-EL SYNAGOGUE

Board of Appeal Referrals 4/14/83

Hearing: 4/26/83

Z-6140-6141
R. David Cohen
20-20r Robinwood Avenue, Jamaica Plain
near Centre Street

2½-story structure

District(s):			
apartment_____	general business_____	industrial_____
residential R-.5	local business_____	waterfront_____
single family_____		manufacturing_____

Purpose: legalize occupancy - three-family dwelling - and erect shed dormer addition; legalize occupancy - one-family dwelling and one-car garage.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, lot width, lot frontage, and side and rear yards are insufficient.

Floor area ratio and number of stories are excessive.

No record of legal occupancy. Proposal is compatible with residential area. Abutters have no objection. Recommend approval with proviso.

VOTED: In reference to petition Z-6140-6141, R. David Cohen, 20-20r Robinwood Avenue, Jamaica Plain, for a forbidden use and ten variances to legalize occupancies as three-family dwelling, one-family dwelling, and one-car garage and erect shed dormer addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided dormer plans are submitted to the Authority for design review.

SCHOOL
KINGSBORO
STREET
ADELAIDE TERRACE
ST. PETER
BEECHER
SPRING PARK
PARK
AVENUE
ADELAIDE
BURK
CLIVE
DUNDONALD ST.
ROBINWOOD
AVENUE
BEAUFORT RD.
ROAD
BURRAGE ST.
ALEXANDRA HOSPITAL
LYNCH BLDG.
ENFIELD
ROCKVIEW PL.
CHESTNUT SQ.
PARLEY
VALE
CENTRE
ST. JOHN
GRUVENOR
Z-6140-41
20-20(R) ROBINWOOD AVE.
(J.P.)

Board of Appeal Referrals 4/14/83

Hearing: 4/26/83

Z-6142
William J. and Mary K. Buckley
180 Marlborough Street, Boston
near Exeter Street

Four-story structure

District(s): apartment H-3-65 ___ general business ___ industrial ___
residential ___ local business ___ waterfront ___
single family ___ manufacturing ___

Purpose: erect one-story addition.

Violation(s):

Floor area ratio is excessive.

Rear yard is insufficient.

Proposed dining room addition on roof of rear two-story ell would be excessive and would impair natural light to and vision from adjacent buildings. Recommend denial.

VOTED: In reference to petition Z-6142, William J. and Mary K. Buckley, 180 Marlborough Street, Boston, for two variances to erect a one-story addition to an apartment structure in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends denial. Proposed dining room addition on roof of rear two-story ell would be excessive and would impair light to and vision from adjacent buildings.

STORROW
JAMES
J.
STORROW
JAMES
DOCK
WALL
WALL
MEMORIAL
PARK
STREET
BACK
CLARENDON
STREET
BEACON
DARTMOUTH
EXETER
MARLBOROUGH
AVENUE
AVENUE
WALK
COMMONWEALTH
FIRST BAPTIST CHURCH
COMMONWEALTH
PARKING
STREET
STREET
PRINCE SCHOOL
NEWBURY
COMMONWEALTH OF MASSACHUSETTS DEPARTMENT OF EDUCATION
COPLEY METHODIST CHURCH
OLD SOUTH CHURCH
BOYLSTON
STREET
COPLEY SQUARE
TRINITY CHURCH
TRINITY PLACE
Z-6142
180 MARLBOROUGH ST.
(B.P.)

Board of Appeal Referrals 4/14/83

Hearing: 5/3/83

Z-6145
Ruth Flora A. Schissler
55-55B South Street, Jamaica Plain
at Achorn Circle

Three-story structure

District(s):					
	apartment		general business		industrial
	residential		local business	L-.5	waterfront
	single family				manufacturing

Purpose: legalize occupancy - three-family dwelling

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area is insufficient.

No record of legal occupancy. Conversion of first-floor office to dwelling unit is desirable and compatible with local business—residential area. Abutters support proposal. Recommend approval.

VOTED: In reference to petition Z-6145, Ruth Flora A. Schissler, 55-55B South Street, Jamaica Plain, for a forbidden use and a variance to legalize occupancy as three-family dwelling in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Conversion of first-floor office to dwelling unit is desirable and compatible with local business—residential area.

JAMAICA PLAIN HIGH SCHOOL
JOHN A ANDREW
AVENUE
STREET
ELM
CAROLINA PL.
LEE
VERONA
STREET
PLAYGROUND
GRANDSTAND
J.W. MURPHY
55-55B SOUTH ST.
(J.P.)
Z-6145
ALVESTON
PLACE
STOREY
GREENOUGH
TENNIS COURT
MUNICIPAL BUILDING
BOSTON PUBLIC LIBRARY
BRANCH
SEDGWICK
CAROLINA
CHILD
MC BRIDE
SOUTH
HATHAWAY
BARROWS
BALLARD
CENTRE
DUNSTER
ROAD
HOLBROOK
WOODMAN
MERRITT ST.
JOSEPH
ST.
JAMAICA
ST. THOMAS AQUINAS CH.
CONVENT
SAINT THOMAS SCHOOL
SAINT THOMAS HIGH

Board of Appeal Referrals 4/14/83

Hearing: 5/3/83

Z-6146
Joseph B. Fiske
11 Mather Street, Dorchester
at Penhallow Street

2½-story structure

District(s):					
	apartment		general business		industrial
	residential	R-.5	local business		waterfront
	single family				manufacturing

Purpose: change occupancy to three-family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Lot area, lot width, lot frontage, and open space are insufficient.

Number of stories is excessive.

No record of legal occupancy. Former third-floor lodging units will be converted to residential apartment, consistent with two- and three-family neighborhood. No response from abutters. Recommend approval.

VOTED: In reference to petition Z-6146, Joseph B. Fiske, 11 Mather Street, Dorchester, for a forbidden use and five variances for change of occupancy to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Former third-floor lodging units will be converted to residential apartment consistent with two- and three-family neighborhood.

Z-6146
11 MATHER ST (OFF)
O'DONNELL TER.
ELM
LAWN
CHRIST CHURCH
CLEMATIS
STREET
REDWOOD
WHITTEN
FLORIDA
KING
DORCHESTER
ROAD
PATRICK O'HEARN ELEMENTARY SCHOOL
WALL
AVENUE
SILLOWAY
PENHALLOW
ST
CENTRE
CHEVERUS
ST. MARK'S R.C. CHURCH
ST. MARK'S R.C. SCHOOL
CONVENT
REMINGTON
NIXON
DAYTON
CLEMENTINE
PARK
SAMOSET
M.B.T.A. (UNDERGROUND)
M.B.T.A. SHAWMUT STATION
PARKING
MELBOURNE
SHARP
COURT
MATHER
WELLESLEY
MELVILLE
WALDECK
ALLSTON

Board of Appeal Referrals 4/14/83

Hearing: 5/3/83

Z-6149
Alan Fink
33 Lawrence Street, Boston
near Clarendon Street

Three-story structure

District(s):

apartment H-3	general business	industrial	
residential	local business	waterfront	
single family		manufacturing	

Purpose: change occupancy from three to two apartment; erect penthouse-deck addition.

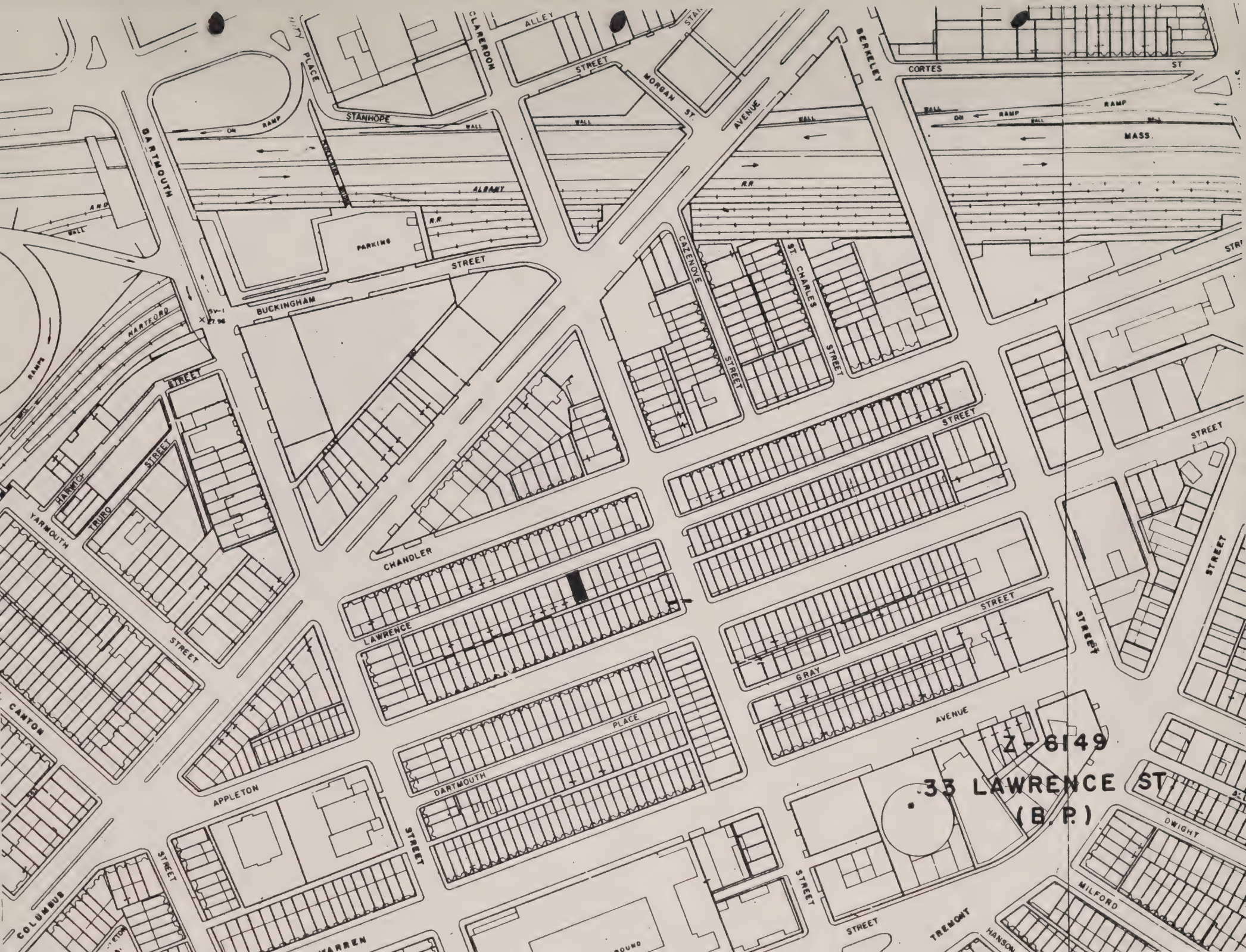
Violation(s):

Vertical addition not allowed within restricted roof district.

Open space is insufficient.

Penthouse addition, no higher than building adjacent, would provide living space and access to usable exterior space. Recommend approval with proviso.

VOTED: In reference to petition Z-6149, Alan Fink, 33 Lawrence Street, Boston, for a conditional use and a variance for change of occupancy from three to two apartments and erect penthouse-deck addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.


Z-6149
33 LAWRENCE ST.
(B.P.)
BERKELEY
AVENUE
CLARENDON
PLACE
STANHOPE
STREET
MORGAN ST
ALLEY
CORTES
ST
MASS.
RAMP
ON
RAMP
WALL
R.R.
ALBANY
PARKING
BUCKINGHAM
STREET
DARTMOUTH
STREET
CAZENOVE
STREET
ST. CHARLES
STREET
CHANDLER
LAWRENCE
STREET
GRAY
STREET
AVENUE
PLACE
HARTFORD
STREET
HARWICH
STREET
TRURO
YARMOUTH
STREET
APPLETON
STREET
CANYON
COLUMBUS
STREET
WARREN
STREET
TREMONT
STREET
MILFORD
DWIGHT
HANSON

Board of Appeal Referrals 4/14/83

Hearing: 4/26/83

Z-6150
Society of Jesus of New England
New England College of Optometry
418(r) Beacon Street, Boston
near Hereford Street

One-story structure

District(s): apartment H-3-65 general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: change occupancy to dormitory for four students.

Violation(s):

Dormitory is conditional use.

Rear yard and off-street parking are insufficient.

Appellant proposes to sell structure to New England College of Optometry for use as a dormitory for four students. Proposal is inconsistent with residential character of Back Bay neighborhood and is strongly opposed by Neighborhood Association of the Back Bay, which seeks to return institutional buildings to residential use. Recommend denial.

VOTED: In reference to petition Z-6150, Society of Jesus of New England, 418(r) Beacon Street, Boston, for a conditional use and two variances for change of occupancy to dormitory in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends denial. Dormitory use is inconsistent with residential character of Back Bay neighborhood and is opposed by the Neighborhood Association of the Back Bay.

LAGOON
STORROW
DRIVE
DOCK
MEMORIAL
BACK
HEREFORD
GLOUCESTER
STREET
FAIRFIELD
STREET
STREET
MT. VERNON CHURCH
BEACON
AVENUE
AVENUE
MASSACHUSETTS
MARLBOROUGH
AVENUE
COMMONWEALTH
STREET
COMMONWEALTH
STREET
STREET
STREET
C-1
Z-6150
418(R) BEACON ST.
(B.P.)

Board of Appeal Referrals 4/14/83

Hearing: 4/26/83

Z-6152
John J. Niak
12 Spring Street, West Roxbury
near Centre Street

District(s):			
apartment_____	general business_____	industrial_____
residential_____	local business_____	waterfront_____
single family S-.5		manufacturing_____

Purpose: erect enclosed porch.

Violation(s):

Front yard is insufficient.

Addition would be constructed on roof of existing first-floor front porch. No objections. Recommend approval with proviso.

VOTED: In reference to petition Z-6152, John F. Niak, 12 Spring Street, West Roxbury, for a variance to erect an enclosed porch addition in local business (L-.5) and single family (S-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

NEEDHAM BRANCH
TEMPLE
MILLCREST
WALLS
STREET
PARKING
LANDSEER
LANDSEER TER.
ST THERESA R.C. CHURCH
ST. THERESA
SPRING
ALARIC
ALARIC TER.
SUMMER
AUTUMN
BOGANDALE
ROAD
CASS
AVENUE
ASHLAND
BIRCHLAND TER.
JACQUELINE
Z-6152
12 SPRING ST.
(W.R.)

Board of Appeal Referrals 4/14/83

Hearing: 4/26/83

Z-6155
Aileen M. Grant
145 West Street, Hyde Park
near Hyde Park Avenue

2½-story dwelling

District(s):			
apartment_____	general business_____	industrial_____
residential R-.5	local business_____	waterfront_____
single family_____		manufacturing_____

Purpose: subdivide; legalize occupancy - one-family dwelling.

Violation(s):

Lod width, lot frontage, and side yard are insufficient.

Proposal will create separate lots for dwelling and auto repair structure.
No objections. Recommend approval.

VOTED: In reference to petition Z-6155, Aileen M. Grant, 145 West Street, Hyde Park, for three variances to subdivide and to legalize occupancy as one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposal will create separate lots for dwelling and auto repair structure.

Z-6155
145 WEST ST.
(H.P.)
CENTRAL
LAVAL ST
CROMWELL ROAD
STREET
AVENUE
PARK
STREET
HILTON
ST
WEST
DELL
AVE
ARLINGTON
STREET
PARKING
PROVIDENCE
STREET
NEW HAVEN
NEW YORK
RAILROAD
PROVIDENCE ST.
PASSAGEWAY
GWINNETT
STREET
SUMMER
AUSTIN
HYDE
PARK

Board of Appeal Referrals 4/14/83

Hearing: 4/26/83

Z-6166
William Braun
71 Beacon Street, Boston
near River Street

Five-story structure

District(s): apartment H-2-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story addition to six-unit apartment structure.

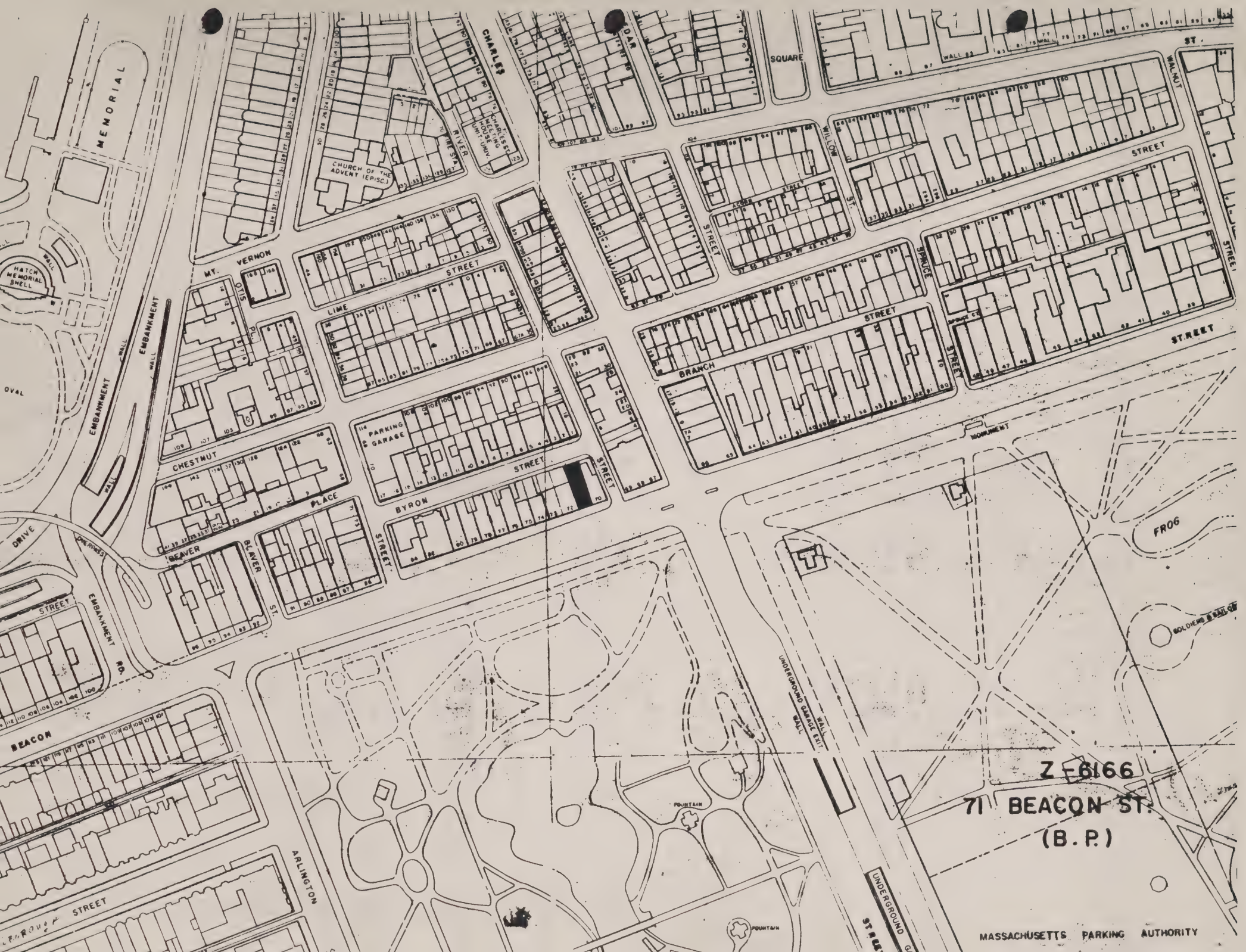
Violation(s):

Floor area ratio is excessive.

Open space is insufficient.

Penthouse would be enlarged to accommodate solarium. Minimal increase in floor area ratio. Public Garden opposite site mitigates open space deficiency. Recommend approval.

VOTED: In reference to petition Z-6166, William Braun, 71 Beacon Street, Boston, for two variances to erect a one-story addition to a six-unit apartment structure in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Penthouse would be enlarged to accommodate solarium. Minimal increase in floor area ratio. Public Garden opposite site mitigates open space deficiency.


MEMORIAL
HATCH MEMORIAL SHELL
EMBANKMENT
WALL
OVAL
DRIVE
EMBANKMENT RD.
STREET
BEACON
ARLINGTON
STREET
CHURCH OF THE ADVENT (EPISC.)
CHARLES
RIVER
MT. VERNON
OTIS PL.
LIME
STREET
CHESTNUT
PLACE
BEAVER
BEAVER ST.
PARKING GARAGE
BYRON
STREET
DAR
SQUARE
WILLOW
STREET
SPRUCE
STREET
BRANCH
STREET
WALNUT
STREET
ST.
STREET
MONUMENT
FROG
FOUNTAIN
FOUNTAIN
UNDERGROUND GARAGE EXIT
WALL
UNDERGROUND
STREET
Z-6166
71 BEACON ST.
(B.P.)
MASSACHUSETTS PARKING AUTHORITY

Board of Appeal Referrals 4/14/83

Hearing: 4/26/83

Z-6167
Jeffrey Stannett
15a Medford Street, Boston
at North Washington Street

Parking lot

District(s): apartment_____ general business_____ industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing M-4

Purpose: use premises for private and public parking - 14 cars.

Violation(s):

Parking lot is conditional use.

Lot was previously used for parking. Petitioner has received permit from Air Pollution Control Commission. Recommend approval with provisos.

VOTED: In reference to petition Z-6167, Jeffrey Stannett, 15a Medford Street, Boston, for conditional use to use premises for private and public parking in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval with the following provisos; that public parking for fee be provided only during Boston Garden events; that all parking be confined to lot and not overhang street.

RUINS
SEA WALL
BEVERLY STREET
EXPRESSWAY
RAMPS
CHARLESTOWN BRIDGE
(ELEVATED)
NORTH
STREET
AUTHORITY
PRINCE
PIER
UNDER CONSTRUCTION
KEANY SQUARE
LOVEJOY PLACE
MUSEUM ST
MEDFORD ST
CAUSEWAY ST
COMMERCIAL
HULL
CHARTER
COPPS
ENDICOTT
PVT. JOHN DEFILIPPO PLAYGROUND
SHEAFE
SNOW HILL
CLEVELAND PL
N. MARGIN ST
THATCHER ST
THATCHER CT
NORTH WASHINGTON
STATION AND GARDEN
CAUSEWAY
HAVERHILL
NORTH STATION M.B.T.A.
AUTHORITY
PARKING
CANAL
FRIEND
TRAVERSE ST
SHELTER
WALL
ST. MARY'S R.C. CHURCH
ST. MARY'S RECTORY
LYNN
COOPER
NORTH MARGIN
MOYES
BALDWIN
CITY OF BOSTON HEALTH UNIT
JOHN
STILLMAN
PAROCHIAL SCHOOL
BARTLETT
MORTON
Z-6167
154 MEDFORD ST
CHARLESTOWN

Board of Appeal Referrals 4/14/83

Hearing: 4/26/83

Z-6182
Neworld Bank
11-17 Kingston Street, Boston
near Summer Street

District(s): apartment_____ general business B-10 industrial_____
residential_____ local business_____ waterfront_____
single family_____ manufacturing_____

Purpose: extend use of parking lot - 12 vehicles.

Violation(s):

In variance with former decision of Board of Appeal.

Air Pollution Control Commission has issued permit. Recommend approval with proviso.

VOTED: In reference to petition Z-6182, Neworld Bank, 11-17 Kingston Street, Boston, for a variance to extend use of parking lot in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with the following proviso: that use be extended for two years.

Z-6182
11-17 KINGSTON ST.
(B.P.)
FRANKLIN ST.
FRANKLIN
SNOW PLACE
HAWLEY
SUMMER
STREET
BUSSEY PL.
WINTHROP SQUARE
SULLIVAN PL.
FEDERAL
COURT
MILTON PLACE
DEVONSHIRE
OTIS
ARCH
AVON
AVENUE EXT.
EXETER PL.
ROWE PL.
CHAUNCY
HARRISON
KINGSTON
BEDFORD
CHURCH GREEN
HIGH
MATTHEWS
CHANNING ST.
LEVERETT SQUARE
PARKING
PARKING AREA
U/C
ESSEX
PHILLIPS SQ.
OXFORD
EDINBORO
COLUMBIA
EXP. EXIT
EXP. ENTRANCE
WAVERLY PLACE
TUFTS
EAST
BEACH
DEWEY SQUARE
LOEW'S ORPHEUM THEATRE
MUSIC HALL PL.
WINTER PL.
JACKSON PLACE